

**Members Present:** Jason Heyer, Nick Hibbard, Michelle Dufresne, Martha Varney, Lucien Hayes (Alternate)

**Public Present:** Benjamin Palmer, Dylan Palmer, Mary Meigs, Wanda Palmer, Kathleen Bessette, Brittany Bessette, Marc Bessette, Robert Bessette, and Amber Soter, Z.A.

## HEARING MINUTES:

**7:15 PM- – Request of Robert and Kathleen Bessette** for a 2 lot Subdivision of property located at 1979 Main Street (MA1979). The property is in the Rural District. The applicant has requested an Administrative Review of the 2 lot subdivision in accordance with Article 4, Section 4.3.C, Article 8.4 and all other applicable Sections of the Fairfax Development Regulations.

The warning was read, parties were sworn in and introductions were made.

Robert Bessette plans to subdivide off a parcel of land for his son Marc. Marc intends to construct a Modular Home with a new well and and new septic system. The Waste Water Permits are in process with the State of Vermont. There will be no new curb cut and the current curb cut has already been approved by the State for the existing homes. There will now be three homes accessed off that curb cut. The zoning administrator will reach out to 911 and the Select board about a road creation. There was discussion about the driveway length and the need for a hammer head turnaround. As the plans are, it meets the regulations to not require a hammerhead but the Bessette's are aware that if the driveway is 400ft or more, then a hammer hear turnaround will be required.

### **7:35 PM- – Open for public comment**

Mary Meigs wanted to know when the road standards were updated from 2 houses to 3 houses. She has requested documentation on when that change occurred.

Benjamin Palmer- presented a letter stating he could speak for his Grandmother Wanda Palmer. The Palmer's expressed concern over the proposed well shield and septic shield and have requested of the Bessette's that there is no overshadowing on their property. The DRB responded stating that the DRB doesn't have jurisdiction to declare where a well or septic goes and that the State approves. The Palmer's were advised to contact the State regarding the shields and well/septic placement.

**8: 03 PM- N. Hibbard** moved to approve the Zoning Administrators recommendation to approve the 2 lot Subdivision. **L. Hayes 2<sup>nd</sup>**. All in favor.

Respectfully submitted,  
Amber Soter, Zoning Administrator, DRB & Planning Commission Coordinator

**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
For the Development Review Board

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*These draft minutes are unofficial until approved at the next regularly scheduled meeting. All motions were unanimous unless otherwise indicated.*